

Minutes of Planning Commission Meeting January 20, 2014

Roll Call: 7:00 pm

Planning Commissioners present were Jeffrey, Fitzhugh, Donahue and Supplee. Michele Braun was present as Clerk.

Members of the Public:

Scott and Patty Manning, 92 Brooks Rd. Northfield

Leslie Matthews, 252 Slate Ave Northfield

Laura Hill-Eubanks, 2364 Route 12A Northfield

Martha Mahan, P.O. Box 395 Northfield

David Black, 37 Byam Hill Northfield

Approval of Minutes

Jeffery moved to approve the minutes of Meeting 13-12, December 16th, 2013; Supplee seconded the motion. **The motion passed 4-0-0.**

Sign Permit -

Village Pizza

Northfield Village Pizza has applied for a permit to place a 3x5 ft wood illuminated sign advertising "Northfield Village Pizza", on the property of 165 Rt 12S Northfield, VT.

The old sign was 48 sq ft., and the proposed sign is 15 sq ft.

Supplee moved to approve, Jeffery seconded the motion. **The motion Passed 5-0-0.**

Other-

Martha Mahan – Conundrum:

- Of 22 properties on S. Main to Prospect, there are 1-2 SFD that are owner-occupied.
- Also stating that, "change in use" not what she wants, she wants it to stay commercial.

Braun - reviewed regulations for P.C. and projected property for context.

Wait for 2015 change to commercial regulation.

David Black – Following up on email from Mrs. Manning concerning wind on the ridge:

- October – proposed wind measurement on Moretown side by Citizens Energy.
- Waitsfield has added more protection.
- What is happening with the Town Plan?
- If a company fast-tracks a development and goes to PSB, then what?

Fitzhugh – These installations are 248, PSB, they take plan into account. If they go in in Waitsfield, we can't do anything.

- **Review of wind related language in Plan, current and proposed.**
- PSB rules – Need to identify specific ridges, identify what attributes want to protect, identify what types of development are prohibited in order to protect those attributes from effects of development.

***** moved to adjourn; ***** seconded the motion.

Adjournment: 8:55 pm

These minutes are subject to change at the next regular meeting; however, they are substantially correct.